

Memo to file

December 30, 2003

From: Peter E. Kurtze
Administrator, Evaluation and Registration

Re: M: 23-140
Edgar and Lulu McCord Property

The property documented in the following MIHP form has not been formally evaluated for eligibility for listing in the National Register of Historic Places. The comments in the text are those of the preparer of the documentation. The State Historic Preservation Officer has neither concurred nor disagreed with those comments.

CAPSULE SUMMARY SHEET

Survey No.: M:23-140 (PACS 9.10) Construction Date: Circa 1940

Name: Edgar and Lulu McCord Property

Location: 17029 Georgia Avenue, Olney vicinity, Montgomery County

Private/Residence/Occupied/Good/Yes:restricted

Description:

The Edgar and Lulu McCord Property is a 1½-story, 3-bay cottage with Bungalow features on the east side of Georgia Avenue in the Olney vicinity, Montgomery County. Constructed circa 1940, the building has a side-gable roof with front-gable dormers on the front and rear elevations. The house lacks an integral front porch (typical of the style), possessing instead a full-width shed roof porch. The structure has an asphalt shingle roof, with open cornices and brackets. It is of brick construction with wood-frame dormers covered with clapboard siding. The windows are wood 6/1 double-hung, however many have been replaced with vinyl 1/1 double-hung. The shed roof porch is supported by two tapered brick piers on a concrete foundation. The porch railing is a closed brick half-wall.

Significance:

The Edgar and Lulu McCord Property was part of a larger tract of land which extended along both sides of Georgia Avenue and was used for agricultural purposes. Ward and Cora Savage bought 28.3 hectares (69.89 acres) of land from William E. Dill in 1921. Ward and Cora Savage began subdividing the land into small residential lots along Georgia Avenue and Old Baltimore Road in the late 1920s. Reuben and Lulu V. Hines bought a .32 hectare (.797 acre) parcel of the Savage's unrecorded subdivision in 1935. A covenant on the deed restricted the value of a house constructed on the lot to cost no less than \$4000.00. The Hines' did not construct a house on the property, as the same restrictive covenant mandating housing cost appeared in the deed when the lot was sold in 1937 to Edgar and Lulu McCord. Shortly thereafter, the house was constructed on the lot. In 1940, the property was purchased by Delbert and Lee Meeker Corbin. The current owners, Raymond and Helen Boccabella, bought the property in 1957. The property remains .32 hectares (.797 acres) in size.

Maryland Historical Trust
Maryland Inventory of Historic Properties Form
Montgomery-Prince George's Short-term Congestion Relief

DOE ☐ yes ☐ no**1. Name:** (indicate preferred name)

historic Edgar and Lulu McCord Property (preferred)

and/or common Boccabella Property

2. Location:

street & number 17029 Georgia Avenue

N/A not for publication

city, town Olney

☒ vicinity of

congressional district

state

Maryland

county

Montgomery

3. Classification:**Category**☐ district☒ building(s)☐ structure☐ site☐ object**Ownership**☐ public☒ private☐ both**Public Acquisition**☐ in process☐ being considered☒ not applicable**Status**☒ occupied☐ unoccupied☐ work in progress**Accessible**☒ yes: restricted☐ yes: unrestricted☐ no**Present Use**☐ agriculture☐ commercial☐ education☐ entertainment☐ government☐ industrial☐ military☐ transportation☐ museum☐ park☒ private☐ residence☐ religious☐ scientific☐ other:**4. Owner of Property:** (give names and mailing addresses of all owners)

name R. G. and H. I. Boccabella

street & number 17029 Georgia Avenue

telephone no.:

city, town Olney

state and zip code MD 20832

5. Location of Legal Description

Land Records Office of Montgomery County

liber 2425

street & number Montgomery County Judicial Center

folio 5

city, town Rockville

state Maryland

6. Representation in Existing Historical Surveys

title

date

☐ federal☐ state☐ county☐ local

depository for survey records

city, town

state

7. Description

Survey No. M:23-140 (PACS 9.10)

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input checked="" type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> altered	<input type="checkbox"/> moved
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		date of move _____

Resource Count: 1

Prepare both a summary paragraph and a general description of the resource and its various elements as it exists today.

The Edgar and Lulu McCord Property is a 1½-story, 3-bay cottage with Bungalow features on the east side of Georgia Avenue in the Olney vicinity, Montgomery County. Constructed circa 1940, the building has a side-gable roof with front-gable dormers on the front and rear elevations. The house lacks an integral front porch (typical of the style), possessing instead a full-width shed roof porch.

The structure has an asphalt shingle roof, with open cornices and brackets. It is of brick construction with wood-frame dormers covered with clapboard siding. The windows are wood 6/1 double-hung, however many have been replaced with vinyl 1/1 double-hung. The shed roof porch is supported by two tapered brick piers on a concrete foundation. The porch railing is a closed brick half-wall.

The west, or front facade has a central entrance consisting of a wood "Prairie-style" door and side lights. The entrance is flanked by two vinyl 1/1 double-hung windows. The second story has a triple window of vinyl 1/1 double-hung units in the gable dormer on the front elevation.

The south elevation has three 3-light awning windows and a wood overhead garage door on the basement level. An exterior brick chimney is located near the northwest corner of the building and is flanked by two wood 6/1 double-hung windows. Also on the first story is a triple window of vinyl 1/1 double-hung units and a 6-light wood panel door at grade level. Above the door is a wood 6/1 double-hung window at the transition level between the first and second stories to provide light to the landing of an interior staircase. The second story has two wood 6/1 double-hung windows and a 3-light quarter circle window. The attic level has a metal ventilator.

The rear, or east elevation has a 6-light wood panel door, two wood 6/1 double-hung windows and a vinyl 1/1 double-hung window. A scar on the first story exterior indicates that a rear porch or addition was removed at an unknown date. The structure encompassed the rear door and one double-hung window. The gable dormer on the second story contains a triple window of wood 6/1 double-hung units.

The south elevation is symmetrical with three 3-light awning windows on the basement level. The first story has triple windows consisting of a central wood 6/1 double hung unit flanked by wood 4/1 double-hung units. The central window is located within a projecting bay with a shed roof and exposed rafter ends. Centered on the second story of the gable end is another triple window flanked by 3-light quarter circle windows. The attic level has a metal ventilator.

There are no outbuildings associated with this property. The property is located on the east side of Georgia Avenue, one lot south of the intersection of Georgia Avenue and Old Baltimore Road. Single-family residential property constructed between 1930 and 1940 is located to the south and east, and a wooded lot is located to the north.

8. Significance

Survey No. M:23-140 (PACS 9.11)

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archaeology-prehistoric	<input type="checkbox"/> Community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communication	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention	<input type="checkbox"/> other (specify)	

Specific dates Circa 1940

Builder/Architect Unknown

check: Applicable Criteria: ☐ A ☐ B ☐ C ☐ D
and/or
Applicable Exceptions: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G
Level of Significance: ☐ national ☐ state ☐ local

Prepare both a summary paragraph of significance and a general statement of history and support.

The Edgar and Lulu McCord Property was part of a larger tract of land which extended along both sides of Georgia Avenue and was used for agricultural purposes. Ward and Cora Savage bought 28.3 hectares (69.89 acres) of land from William E. Dill in 1921. Ward and Cora Savage began subdividing the land into small residential lots along Georgia Avenue and Old Baltimore Road in the late 1920s. Reuben and Lulu V. Hines bought a .32 hectare (.797 acre) parcel of the Savage's unrecorded subdivision in 1935. A covenant on the deed restricted the value of a house constructed on the lot to cost no less than \$4000.00. The Hines' did not construct a house on the property, as the same restrictive covenant mandating housing cost appeared in the deed when the lot was sold in 1937 to Edgar and Lulu McCord. Shortly thereafter, the house was constructed on the lot. In 1940, the property was purchased by Delbert and Lee Meeker Corbin. The current owners, Raymond and Helen Boccabella, bought the property in 1957. The property remains .32 hectares (.797 acres) in size.

The lot on which Edgar and Lulu McCord built their house is located in the Olney vicinity. The settlement of Olney began before 1800 as a cross-roads village at the intersection of Brookeville/Washington Pike Road (now Georgia Avenue - MD 97) and Sandy Spring/Mechanicsville Road (now Olney-Sandy Spring Road - MD 108). The initial name for the area was Fair Hill, however it soon became known as Mechanicsville, for the large number of craftsman and artisans who settled at the cross-roads. Olney became the official name of the community in 1851. Olney's importance throughout the nineteenth century derived from its ability to provide goods and services to travelers and the surrounding agricultural region. In 1865, Martenet and Bond's Map of Montgomery County, Maryland shows several businesses, a seminary, schoolhouse and Episcopal Church. Most of the structures were destroyed by fire or demolished for road construction during the twentieth century. Two structures which remain of the historic village of Olney are the St. John's Episcopal Church (1842) and the Olney House (1841) (Maryland Historical Trust Worksheet-Nomination Form: Olney Historic District).

CONTINUATION SHEET

MARYLAND HISTORICAL TRUST

STATE HISTORIC SITES INVENTORY FORM

RESOURCE NAME: Edgar and Lulu McCord Property

SURVEY NO.: M:23-140 (PACS 9.10)

ADDRESS: 17029 Georgia Avenue, Olney vicinity, Montgomery County

8. Significance (Continued)

The house on the Edgar and Lulu McCord Property is a brick cottage with Bungalow features. The bungalow became the dominant style of middle and working class housing in the period between 1900 and 1935. The form was inspired by Charles and Henry Green, brothers who worked together in Pasadena, California during 1893-1914. The Green brothers built intricate and detailed examples of bungalows sometimes called "ultimate bungalows" (McAlester 1984: 454). The bungalow style spread out of California primarily by popular magazines and pattern books, rather than by architects. These pattern books offered plans for bungalows for as little as five dollars. Some books offered pre-cut packages of lumber and detailing that could be assembled by local builders. Pattern books were advertised in popular magazines like House Beautiful, promulgating the bungalow style. A monthly periodical called Bungalow Magazine was produced during 1909-1918. Bungalows were enormously popular in the early years of the twentieth century, in part because they were inexpensive to design and build. Their emergence coincided with the rise in the number of working and middle class Americans who could afford to purchase a house (Klein 1985: 44). The bungalow has been defined as "one of the characteristic building types of democratic America" because of its adaptive and extensive use (Lancaster 1986: 104).

Bungalows are typically 1½-story structures, with low, horizontal lines and an integral porch on the front of the house. Gables often are bracketed and have wide projecting eaves. Roofs are gently pitched and often have either gable or shallow shed dormers. Windows are either sash or casement with many lights or single panes of glass. Bungalows are also notable for their earth-tone stains and use of natural materials such as stones, shingling, or stucco. The bungalow form frequently features Craftsman-style detailing, such as exposed rafter tails, three-over-one double-hung windows, and wide wood frames around doors and windows. There are numerous variations to the bungalow such as the Colonial, Swiss, and Spanish styles.

CONTINUATION SHEET

MARYLAND HISTORICAL TRUST

STATE HISTORIC SITES INVENTORY FORM

RESOURCE NAME: Edgar and Lulu McCord Property

SURVEY NO.: M:23-140 (PACS 9.10)

ADDRESS: 17029 Georgia Avenue, Olney vicinity, Montgomery County

8. Significance (Continued)

National Register Evaluation:

Constructed circa 1940, the Edgar and Lulu McCord Property is not eligible for the National Register of Historic Places. The property is not eligible under Criterion A, as research conducted indicates no association with any historic events or trends significant in the development of national, state, or local history. Historic research indicates that the property has no association with persons who have made specific contributions to history, and therefore, it does not meet Criterion B. It is not eligible under Criterion C, as it is a ubiquitous building type which suffers from a loss of material integrity. The building does not possess the characteristic integral front porch of a Bungalow, and several of its original wood double-hung windows have been replaced with vinyl units. Finally, preliminary studies conducted for this project indicate the need for further assessment of the archaeological potential of this property. Therefore, no evaluation under Criterion D is being conducted at this time.

MARYLAND HISTORICAL TRUST

Eligibility recommended _____

Eligibility Not Recommended _____

Comments

Reviewer, OPS: _____

Date: _____

Reviewer, NR Program: _____

Date: _____

9. Major Bibliographical References

Survey No. M:23-140(PACS 9.10)

See Attached

10. Geographical Data

Acreage of nominated property _____
Quadrangle name Sandy Spring Quadrangle scale 1:24,000

Verbal boundary description and justification

List all states and counties for properties overlapping state or county boundaries

state code county code

state code county code

11. Form Prepared By

name/title Tim Tamburrino

organization P.A.C. Spero & Company

date May 1998

street & number 40 W. Chesapeake Avenue, Suite 412

telephone (410) 296-1635

city or town Baltimore

state Maryland

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposed only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust
DHCP/DHCD
100 Community Place
Crownsville, MD 21032-2023
(410) 514-7600

CONTINUATION SHEET

MARYLAND HISTORICAL TRUST

STATE HISTORIC SITES INVENTORY FORM

RESOURCE NAME: Edgar and Lulu McCord Property

SURVEY NO.: M:23-140 (PACS 9.10)

ADDRESS: 17029 Georgia Avenue, Olney vicinity, Montgomery County

9. Major Bibliographical References (Continued)

- Boyd, T.H.S. 1968. The History of Montgomery County, Maryland, From its Earliest Settlement in 1650 to 1879. Baltimore: Regional Publishing Company.
- Brugger, Robert A. 1988. Maryland, A Middle Temperament 1634-1980. Baltimore and London: Johns Hopkins University Press.
- Coleman, Margaret Marshall. 1984. Montgomery County: A Pictorial History. Rev. 1990. Norfolk and Virginia Beach: The Donning Company Publishers.
- Farquhar, Roger Brooke. 1962. Old Homes and History of Montgomery County, Maryland. Washington: Judd and Detweiler, Inc.
- Hiebert, Ray Eldon, and Richard K. MacMaster. 1976. A Grateful Remembrance: the Story of Montgomery County, Maryland. Rockville, Maryland: Montgomery County Government and the Montgomery County Historical Society.
- Hopkins, G.M. [1879] 1975. Atlas of 15 Miles Around Washington including the County of Montgomery, Maryland. Reprint. Rockville, Maryland: Montgomery County Historical Society.
- Klein, Marilyn W. and David P. Fogle. 1986 Clues to American Architecture. Washington D.C. and Philadelphia: Starrhill Press, 1986.
- Lancaster, Clay. 1986. "The American Bungalow." In Common Places: Readings in American Vernacular Architecture. ed. Dell Upton and John Michael Vlach, 79-106. Athens, GA: The University of Georgia Press.
- Land Records of Montgomery County, Maryland.
- Martenet, Simon J. [1865] 1975. Martenet and Bond's Map of Montgomery County, Maryland. Reprint. Rockville, Maryland: Montgomery County Historical Society.
- Maryland Historical Trust Worksheet - Nomination Form for the National Register of Historic Places, National Park Service. Olney Historic District, Capsule Summary (M:23-98).
- Tindall, George Brown. 1984. America: A Narrative History. 2 vols. New York: W.W. Norton & Company, Inc.

CONTINUATION SHEET

MARYLAND HISTORICAL TRUST

STATE HISTORIC SITES INVENTORY FORM

RESOURCE NAME: Edgar and Lulu McCord Property

SURVEY NO.: M:23-140 (PACS 9.10)

ADDRESS: 17029 Georgia Avenue, Olney vicinity, Montgomery County

Maryland Comprehensive Historic Preservation Plan Data Sheet

Historic Context:

MARYLAND COMPREHENSIVE PRESERVATION PLAN DATA

Geographic Organization:

Piedmont

Chronological/Developmental Period Theme (s):

Modern Period A.D. 1930-Present

Prehistoric/Historic Period Theme(s):

Architecture

RESOURCE TYPE:

Category (see Section 3 of survey form):

Building

Historic Environment (urban, suburban, village, or rural):

Suburban

Historic Function(s) and Use(s):

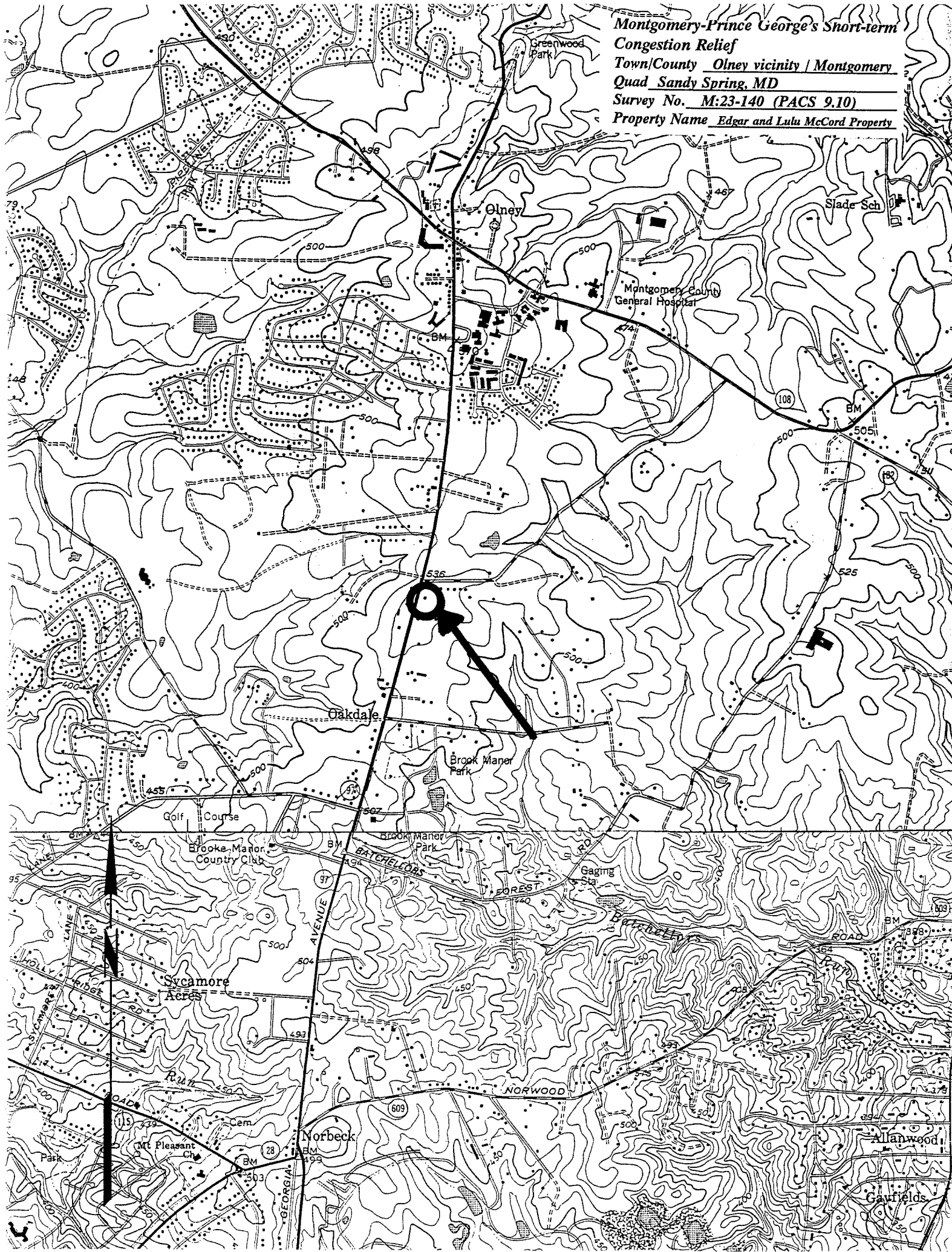
Private Residence

Known Design Source (write none if unknown):

None

Preparer
P.A.C. Spero & Company
May 1998

Montgomery-Prince George's Short-term
Congestion Relief
Town/County Olney vicinity / Montgomery
Quad Sandy Spring, MD
Survey No. M:23-140 (PACS 9.10)
Property Name Edgar and Lulu McCord Property





M-23-140

EDGAR + LULU McCORD PROPERTY
MONTGOMERY CO, MD

TIN TAMBURING

4-98

1930271 N.W. 1/4

MARYLAND S4PO

FRONT ELEVATION

1/8



M-73-140

EDGAR + LULU McCORD PROPERTY
MONTGOMERY Co., MD

TIM TAMBURRING

4-98

STREET NUMBER
MARYLAND SHPO
NORTHWEST CORNER

2/8



M-23-140

EDGAR + LULU McCORD PROPERTY
MONTGOMERY CO., MD

TIM TAMBUKINO

4-98

7970271 44442

MARYLAND 54100

NORTH ELEVATION

318



M-23-140

EDGAR + LULY McCORD PROPERTY
MONTGOMERY Co., MD

TIM TANBURKINO

4-98

930071 4/11/98

MARYLAND E40

NORTHEAST CORNER

4/8



M-23-140

EDGAR + LULU McCORD PROPERTY

MONTGOMERY Co., MD

TIM TAMBUKING

4-98

793 0071 N N N N 2

MARYLAND SHPO

EAST ELEVATION

5/8



M-23-140

EDGAR + LULU McCORD PROPERTY

MONTGOMERY CO., MD

TIM TAMBURRINO

4-98

7930271 4-11-22

MARYLAND SHPO

SOUTHEAST CORNER

6/8



M-23-140

EDGAR + LULU McCORD PROPERTY

MONTGOMERY Co., MD

TIM TAMBUKINO

4-98

MARYLAND SHPO

SOUTH ELEVATION

7/8



M-23-140

EDGAR & LULU McCORD PROPERTY

MONTGOMERY CO. MD

TIM TAMBURRINO

4-98

7930271 N/A 12

MARYLAND SHPO

SOUTHWEST CORNER

8/8